

IN RE: PETITION FOR VARIANCE

N/S Fuselage Avenue, 35' E
of centerline Elevator Drive
15th Election District
5th Councilmanic District
(702 Fuselage Avenue)

Sherry L. Winkler & Garland Beverley, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-472-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Sherry Winkler and Garland Beverley, Jr. The Petitioners are requesting a variance for property they own at 702 Fuselage Avenue located in the Aero Acres area of Baltimore County. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow an addition to be constructed on the front of their house with a front yard setback of 17 ft. in lieu of the required setback of 40 ft.

Appearing at the hearing on behalf of the request was Sherry Winkler. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.117 acres, more or less, and is zoned D.R.5.5. The subject property is improved with a single family residential dwelling. The Petitioners are interested in constructing a small addition on the front of their home. The addition will be approximately 9 ft. x 15 ft. in size. In order to proceed with the construction of the addition to their home, the variance request is necessary. The Petitioners submitted to this Deputy Zoning Commissioner signed affidavits by neighbors indicating that they have no objection to the construction of the addition on the front of their home.

ORDER RECEIVED FOR FILING

Date

7/16/99

By

[Signature]

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).


After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER RECEIVED FOR FILING
Date 7/16/99
By J. J. J. J.

THEREFORE, IT IS ORDERED this 16th day of July, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow an addition to be constructed on the front of their house with a front yard setback of 17 ft. in lieu of the required setback of 40 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for the building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/16/99
By M. J. Spawton



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 16, 1999

Ms. Sherry L. Winkler
Mr. Garland Beverley, Jr.
702 Fuselage Avenue
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 99-472-A
Property: 702 Fuselage Avenue

Dear Ms. Winkler & Mr. Beverley:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 702 FUSELAGE AVENUE
which is presently zoned DR55

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 BCZR

TO PERMIT AN ADDITION WITH A FRONT YARD SETBACK OF 17'
IN LIEU OF THE REQUIRED SETBACK OF 40' IN DR5.5 ZONE

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DISCUSSED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

SHERY L. WINKLER
Name - Type or Print _____
Signature Sherly L. Winkler
GARLAND W. BEVELLEY JR.
Name - Type or Print _____
Signature Garland W. Bevelley Jr.
X 702 FUSELAGE AVENUE 78008
Address _____ Telephone No. _____
BAKIMORE MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JF/LTM Date 5-24-99

Case No. 99-472-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7/16/99

Zoning Description

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue

Baltimore, Maryland 21221-5202

(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 702 Fuselage Avenue
(address)

Beginning at a point on the North side of
(north, south, east or west)
Fuselage Avenue
name of street on which property fronts) which is 50
(number of feet of right-of-way width)
wide at the distance of 85
(number of feet) East of the
(north, south, east or west)
centerline of the nearest improved intersecting street Elevator Drive
(name of street)
which is 50
(number of feet of right-of-way width) wide. *Being Lot # 405
Block A, Section # 2 in the subdivision of Victory Villa
(name of subdivision)
as recorded in Baltimore County Plat Book # 22, Folio # 109
containing 5,118 Sq. Ft. Also known as 702 Fuselage Avenue
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

472

99-472-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-472-A
702 Fuselage Avenue
N/S Fuselage Avenue, 35' E
of centerline Elevator Drive
15th Election District
5th Councilmanic District
Legal Owner(s):

Sherry L. Winkler &
Garland W. Beverley, Jr.

Variance: to permit an addition with a front yard setback of 17 feet in lieu of the required setback of 40 feet.

Hearing: Wednesday, July 14, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/373 June 24 C321397

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/24/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/24/, 1999.

THE JEFFERSONIAN,
S. Wilkins
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-472-A
PETITIONER/DEVELOPER:
[Sherry L. Winkler]
DATE OF Hearing
[July 14, 1999]

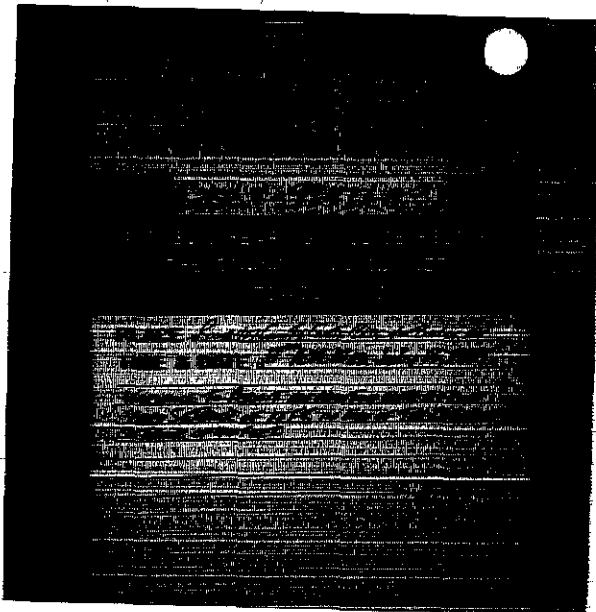
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
702 Fuselage Ave. Baltimore , Maryland 21221_____

The sign(s) were posted on _____ 6-28-99 _____
[Month, Day, Year]



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 14, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-472-A

702 Fuselage Avenue

N/S Fuselage Avenue, 35' E of centerline Elevator Drive

15th Election District – 5th Councilmanic District

Legal Owner: Sherry L. Winkler & Garland W. Beverley, Jr.

Variance to permit an addition with a front yard setback of 17 feet in lieu of the required setback of 40 feet.

HEARING: Wednesday, July 14, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a date "99" written below it.

Arnold Jablon
Director

c: Sherry Winkler & Garland Beverley, Jr.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 29, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 24, 1999 Issue – Jeffersonian

Please forward billing to:

Sherry L. Winkler 410-780-0785
702 Fuselage Avenue
Baltimore, MD 21220

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-472-A

702 Fuselage Avenue

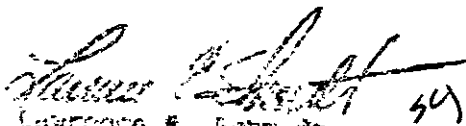
N/S Fuselage Avenue, 35' E of centerline Elevator Drive

15th Election District – 5th Councilmanic District

Legal Owner: Sherry L. Winkler & Garland W. Beverley, Jr.

Variance to permit an addition with a front yard setback of 17 feet in lieu of the required setback of 40 feet.

HEARING: Wednesday, July 14, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 472
Petitioner: SHERY L. WINKLER
Address or Location: 702 FUSELAGE AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHERY L. WINKLER
Address: 702 FUSELAGE AVE.
BALTIMORE MD 21220
Telephone Number: 410-780-0785

Revised 2/20/98 - SCJ

99-472-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 1, 1999

Ms. Sherry L. Winkler
Mr. Garland W. Beverley, Jr.
702 Fuselage Avenue
Baltimore, MD 21220

Dear Petitioners:

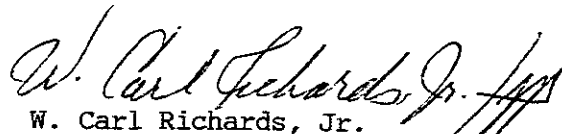
RE: Case No.: 99-472-A, Petitioner: Winkler and Beverley,
Location: 702 Fuselage Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 24, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 21 1999




B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for June 14, 1999
 Item Nos. 456, 459, 460, 461, 462,
 464, 466, 467, 468, 469, 471, 472,
 474, 475, 476, 477, 482, 483, 484,
 & 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999

Jim
7/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: June 4, 1999

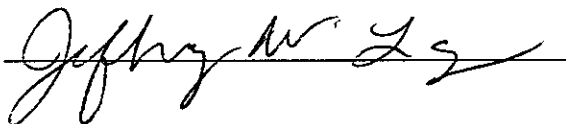
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 456, 465, 472, 474, 484, and 485

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 472 JRF/LTM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
702 Fuselage Avenue, N/S Fuselage Ave,
35' E of c/I Elevator Dr
15th Election District, 5th Councilmanic


Legal Owner: Sherry L. Winkler and
Garland W. Beverley, Jr.
Petitioner(s)

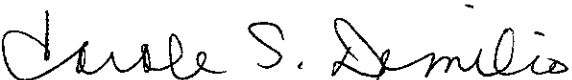
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-472-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Sherry L. Winkler and Garland W. Beverley, Jr., 702 Fuselage Avenue, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN

Sherry L Winkler

Saturday, March 27, 1999

Baltimore County
Department of Permits and Development Managment
Code Inspections and Enforcement
County Office Building
11 W. Cheseapeake Avneue
Towson, MD 21204

Sherry L. Winkler & Garland W. Beverly Jr.
702 Fuselage Avenue
Baltimore, MD 21220
(410) 780-0785

Dear Baltimore County,

I am writing to you requesting a Variance for a permit to enclose my front proch. This would give us a little larger living room. The area mentioned here consists of a 9' X 15' area.

Enclosed you will find signing letters from my neighbors saying they have no objections to me doing so.

If there is any other informations you need from us, feel free to contact us at any time.

Sherry L Winkler:

Sherry L. Winkler

Garland W. Beverly Jr.

Garland W. Beverly Jr.

NOTARY:
Sona Williams
My Commission expires 1/22/01

472

Fax

99-472-A

Sherry L Winkler

Thursday, March 25, 1999

Maye Dorsey
704 Fuselage Aveue
Baltimore MD 21220
(410) 391-5569

Sherry L. Winkler & Garland W. Beverly Jr.
702 Fuselage Avneue
Baltimore, MD 21220
(410) 780-0785

Dear Mrs. Dorsey

I am writing this letter to inform you that I am applying for a zoning Variance through the Baltimore County Zoning Board. The reason for this is to enlcose my front proch in. Therefore creating a larger living room. This area consists of 9' x 15'.

In signing this letter you are therefore informing the Baltimore County Zoning Board that you do no have any objections for me to do so.

Signed: *Ellen Mae Dorsey*
704 Fuselage Ave 2122
410 391-5569

NOTARY:
Donakurhanis
my commission
expurs 1/22/01

Sherry L Winkler
Garland W. Beverley Jr.

472

Fax

99-472-A

Sherry L Winkler

Tuesday, March 30, 1999

Linda Salvo
708 Fuselage Avenue
Baltimore Md 21220

Dear Mrs. Salvo,

I am writing this letter to inform you that I am applying for a zoning Variance through the Baltimore County Zoning Board. The reason for this is to enclose my front porch in. Therefore creating a larger living room. This area consists of 9' x 15'.

In signing this letter you are therefore informing the Baltimore County Zoning Board that you do not have any objections to me doing so.

Signed:

Linda M Salvo
Linda M Salvo
708 Fuselage Ave
BALTO, MD 21220
410-391-1547

Sherry L. Winkler & Garland W. Beverly Jr.

NOTARY:
Sandra Williams
My Commission expires 1/22/01

Fax

472

99-472-A

Sherry L Winkler

Sunday, March 28, 1999

Walter Williams
707 Fuselage Avenue
Baltimore, MD 21220
(410) 686-6240

Sherry L. Winkler & Garlaand W. Beverly Jr.
702 Fuselage Avenue
Baltimore MD 21220
(410) 780-0785

Dear Mr. Williams,

I am writing this letter to inform you that I am applying for a zoning through the Baltimore County Zoning Board. The reason for this is to enclose my front porch in. Therefore creating a larger living room. This area consists of 9'x15'.

In signing this letter you are therefore informing the Baltimore County Zoning Board that you do not have any objections for me to do so.

Signed Walter Williams
707 Fuselage Ave
Baltimore MD 21220

NOTARY:
Lou Ann Harris
my Commission
expires 1/22/01

Fax

472

44-472-A

Sherry L. Winkler

Thursday, March 25, 1999

Roger Dorsey
706 Fuselage Avenue
Baltimore MD 21220

Sherry L. Winkler & Garland W. Beverly Jr.
702 Fuselage Avenue
Baltimore, MD 21220
(410) 780-0785

Dear Mr. Dorsey

I am writing this letter to inform you that I am applying for a zoning Variance through the Baltimore County Zoning Board. The reason for this is to enclose my front porch in. Therefore creating a larger living room. This area consists of 9' x 15'.

In signing this letter you are therefore informing the Baltimore County Zoning Board that you do not have any objections for me to do so.

Signed: *Roger R. Dorsey*
706 Fuselage Ave
410. 686-1256

NOTARY:
Sonia Williams
My Commission
expires 1/22/01

Sherry L. Winkler
Garland W. Beverly Jr.

472

Fax

99-472-A



LOCATED AT:
702 FUSELAGE AVE.
IMPS VICTORY VILLA LOT 405
BALTIMORE, MD 21220

FOR:
E Z MORTGAGE
9344 SEVERN ROAD, LANHAM, MD 20706

472

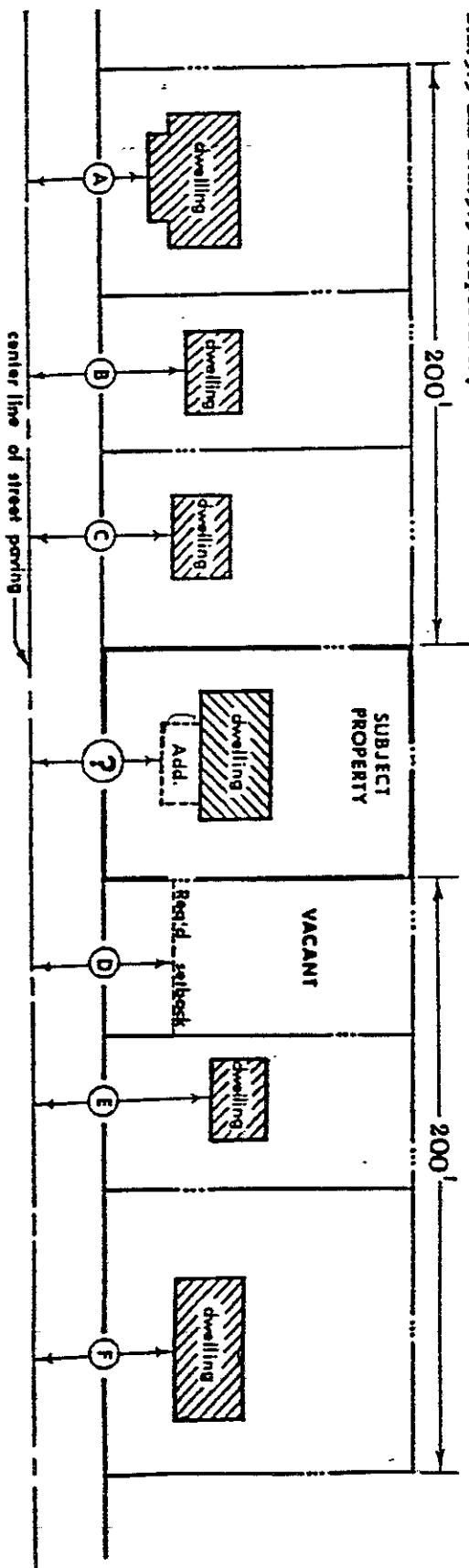
AS OF:
JANURAY 28, 1999

BY:
COLONIAL APPRAISERS

99-472-A

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.



A 56' ft.
 B 56'6" ft.
 C 68' ft.
 D _____ ft.
 E _____ ft.
 F _____ ft.

TOTAL (180.6) ÷ (3) = 60.2
 # of dwellings REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.

Sherry L. Wickler
 applicant's name
 702 Fuse Lane Ave.
 building address
 date _____

472

99.472-A

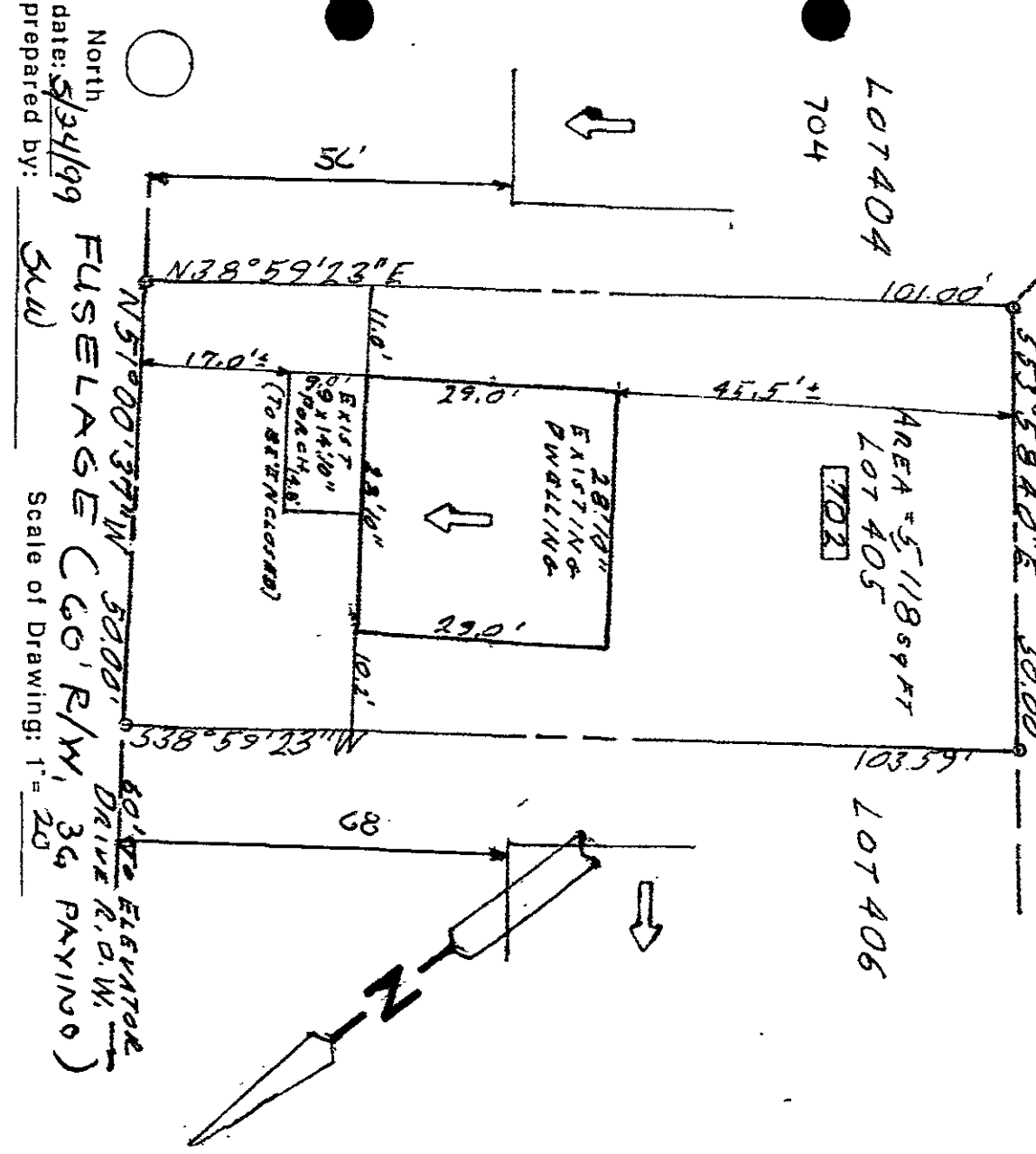
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 702 FUSELAGE AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

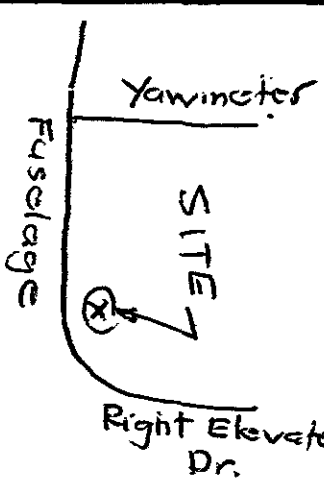
Subdivision name: WINDLER PROPERTY

plat book # 22, folio # 109, lot # 105, section #

OWNER: Shelia L. Winder & Gerald W. Beverley Jr.



North
date: 5/24/99
prepared by: SKW
FUSELAGE (60' R/W, 36' PAVING)
Scale of Drawing: 1" = 20'



Vicinity Map
North
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1" = 200' scale map: NE 4-H
Zoning: RS-5

Lot size: 10.117 5118
acreage square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JE
ITEM #: 472
CASE #:

PET. EX. 1

99-472-A

